



BOARD OF ZONING APPEALS

AGENDA

April 16, 2020

The City of Knoxville Board of Zoning Appeals will consider the following petitions for variance of requirements of the Knoxville City Code, Appendix B, Zoning Regulations at their April 16, 2020 meeting. **This will be an online meeting format. Anyone interested in participating in this online meeting should contact Juliana LeClair at 865-215-2988, jleclair@knoxvilletn.com to obtain details and instructions.** Data pertinent to this amendment may be seen in the office of City of Knoxville Plans Review and Building Inspections Department, 4th Floor of the City County Building, Main Street, Knoxville, TN. If you need assistance or accommodation for a disability, please contact the City ADA coordinator at 865-215-2034.

This meeting and all communications between the Board members is subject to the provisions of the Tennessee Open Meetings Act, Tenn. Code. Ann. § 9-44-101, et seq.

An agenda review meeting is held at 3:00 pm, **also in an online meeting format, prior to the meeting. Anyone interested in participating in this online meeting should contact Juliana LeClair at 865-215-2988, jleclair@knoxvilletn.com to obtain details and instructions.**

A decision of this Board may be appealed to City Council by filing an Appeal Application and paying the required fee with the Plans Review and Building Inspections Department within fifteen (15) days of the date of the decision.

CALL TO ORDER

ROLL CALL

MINUTES

March 19, 2020 meeting.

OLD BUSINESS

File: 3-I-20-VA
Applicant: Mortgage Investors Group
Address: 8320 E. Walker Springs Rd.
Zoning: O (Office Zoning) District

Parcel ID: 120HB027
2nd Council District

Variance Request:

Increase the maximum size of an individual sign in an O zoning district from 24 square feet to 97.22 square feet to replace/upgrade/relocate an existing sign. (Article 13.9.E.2.a.)

As per plan submitted to install a sign on a commercial building in the O (Office Zoning) District.

NEW BUSINESS

File: 4-A-20-VA
Applicant: Land Development Solutions
Address: 617 S. Twenty First St.
Zoning: INST (Institutional Zoning) District

Parcel ID: 108CB011, 108CB029, 108CB028
1st Council District

Variance Request:

1) Reduce the minimum required front setback in an INST zone along Twenty Second Street from 20 feet to 2.6 feet. (Article 8.2.C Table 8-2)

2) Reduce the minimum required front setback in an INST zone along White Avenue from 20 feet to 11.9 feet. (Article 8.2.C - Table 8-2)

3) Increase the maximum driveways allowed for lot frontages between 150 feet to 450 feet along Clinch Avenue between Twenty First Street and Twenty Second Street from 2 to 3. (Article 11.7.A.1 Table 11-7)

4) Decrease the minimum distance between a driveway accessing a collector and an intersecting collector street from 100 feet to 25.8 feet. (Article 11.7.B Table 11-8)

As per plan submitted to construct a new chiller plant and oxygen farm in the INST (Institutional Zoning District), 1st Council District.

File: 4-B-20-VA **Parcel ID:** 134AB044
Applicant: Chase Wake 2nd Council District
Address: 1300 Willmann Ln.
Zoning: RN-1 (Single Family Residential Neighborhood Zoning) District

Variance Request:

Reduce the minimum rear setback from 10'-feet to 6'-feet for an existing detached accessory structure being converted into an accessory dwelling unit in an RN-1 zone. (Article 10.3.B.7)

As per plan submitted to convert a detached garage bonus room into a 1 bedroom with bathroom and kitchenette in the RN-1 (Single Family Residential Neighborhood Zoning) District.

File: 4-C-20-VA **Parcel ID:** 084043
Applicant: Doug White 4th Council District
Address: 7040 Strawberry Plains Pike
Zoning: C-H-2 (Highway Commercial Zoning) District

Variance Request:

Estes Trucking submitted building plans in December 2019 to the City of Knoxville proposing to construct a trucking terminal at 7040 Strawberry Plains Pike. Approximately 6.5 acres of the property that fronts along Strawberry Plains Pike was zoned C-6 under the former City zoning ordinance, while the remaining 30 acres were zoned I-3 (Industrial). The site plan provided by Estes shows the trucking office, dock, shop, and trailers to be constructed and located on the I-3 portion of the property. The C-6 portion of the parcel would provide employee parking along with tractor parking.

A determination was made by Peter Ahrens, City of Knoxville's Plans Review and Inspections Director regarding the interpretation of a permitted use in the former C-6 General Commercial Park Zoning District. One of the permitted uses in the C-6 was to, "Allow automobile, marine craft, and truck sales and service, including the sales and service of any accessories." The interpretation made was truck sales on a C-6 zoned parcel would allow for the parking and display of tractor trucks seeing as the zoning ordinance did not regulate the size or type of trucks in the C-6 District. The applicant is proposing to only park tractor trucks on the C-6 portion of the property. All operations regarding the trucking company would take place in the I-3 zoned portion of the property. C-H-2 (Highway Commercial Zoning) District.

File: 4-F-20-VA **Parcel ID:** 120FA009
Applicant: Benjamin C. Mullins o/b/o Clifford, LLC. And Keenland Heights, LLC 2nd Council District
Address: 7509 Kingston Pike
Zoning: C-H-2 (Highway Commercial Zoning) District

Variance Request:

Reduce the minimum lot size in a C-H-2 zone from 10,000 sqft to 4,660 sqft. (Article 5.3.A Table 5-1)

As per plan submitted to subdivide the lot to separate the cell tower site in the C-H-2 (Highway Commercial Zoning) District.

File: 4-G-20-VA **Parcel ID:** 121AC01104
Applicant: Mike Wyrosdick 2nd Council District
Address: 6423 Dean Hill Dr.
Zoning: C-G-2 (General Commercial Zoning) District

Variance Request:

Reduce the minimum required setback for a detached sign from street right-of-way from 10 feet to 1 foot (Article 13, Section 13.5.A.)

As per plan submitted to build a new sign or remodel an existing sign in the C-G-2 (General Commercial Zoning) District.

File: 4-I-20-VA **Parcel ID:** 121OA00503
Applicant: Build Knox Construction, LLC. 2nd Council District
Address: 1100 Pineola Ln.
Zoning: RN-1 (Single Family Residential Neighborhood Zoning) District

Variance Request:

Reduce the minimum required front setback from +/- 1-0'-feet of the average of blockface, which is 82'-feet, from 72'-feet to 50'-feet for a single-family residence in an RN-1 zone. (Article 4.3.A Table 4-1)

As per plan submitted to construct a single-family dwelling in the RN-1 (Single Family Residential Neighborhood Zoning) District.

File: 4-J-20-VA

Applicant: Trenton D. Smith

Address: 820 North Third Ave.

Zoning: RN-2 (Single Family Residential Neighborhood Zoning) District

Parcel ID: 081MK017

4th Council District

Variance Request:

1) Decrease the minimum lot size in a RN-2 district from 5,000 square feet to 4,409 square feet for the construction of a single family dwelling (Article 4.3.A. Table 4-1.)

2) Decrease the minimum lot width in a RN-2 district from 50 feet to 49 feet for the construction of a single-family dwelling (Article 4.3.A. Table 4-1.)

As per plan submitted to construct a single-family dwelling in the RN-2 (Single Family Residential Neighborhood Zoning) District.

File: 4-K-20-VA

Applicant: Julie DuPree dba DuPree Homes

Address: 1104 Pineola Ln.

Zoning: RN-1 (Single Family Residential Neighborhood Zoning) District

Parcel ID: 121OA00502

2nd Council District

Variance Request:

Reduce the minimum required front setback from +/- 10 feet of the average of blockface, which is 82 feet from 72 feet to 28.1 feet for a single family dwelling in a RN-1 district. (Article 4.3.A Table 4-1)

As per plan submitted to construct a single-family dwelling in the RN-1 (Single Family Residential Neighborhood Zoning) District.

File: 4-L-20-VA

Applicant: Julie DuPree dba DuPree Homes

Address: 1108 Pineola Ln.

Zoning: RN-1 (Single Family Residential Neighborhood Zoning) District

Parcel ID: 121OA00501

2nd Council District

Variance Request:

Reduce the minimum required front setback from +/- 10 feet of the average of blockface, which is 82 feet from 72 feet to 26 feet for a single family dwelling in a RN-1 district. (Article 4.3.A Table 4-1)

As per plan submitted to construct a single-family dwelling in the RN-1 (Single Family Residential Neighborhood Zoning) District.

OTHER BUSINESS

The next BZA meeting is May 21, 2020.

ADJOURNMENT